

(Scale - 1:200)

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Resi.	Commercial			
A (BUSINESS)	1	426.09	142.03	284.06	426.09	426.09	03
Grand Total :	1	426.09	142.03	284.06	426.09	426.09	03

Proposal Basic Information

Proposal File No.	SINPC/BI/0471/W11/2023
Owner Name	SAFIYA KHATOON
Khata No	168
Plot No	459
Village Name	Simdega
Use	Residential
SubUse	ResiComm Bldg

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car			TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUSINESS)	Commercial	Shop	>0	50	253.18	1	4	-	-	-	-	-	-	-
			>0	50	253.18	-	-	-	-	-	-	1	11	-
	Residential	ResiComm Bldg	>0	1	1.00	1	1	-	-	-	-	-	-	-
			>0	1	1.00	-	-	-	-	-	-	1	1	-
Total :	-	-	-	-	-	5	5	-	1	1	-	12	17	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	5	62.50	5	62.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	17	34.00
Total TwoWheeler	12	24.00	17	34.00
Total		99.00		143.00

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO.: 1.0.70
	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: SIMDEGA	Plot SubUse: ResiComm Bldg
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA
Inward No: SINPC/BI/0471/W11/2023	PlotSubPlot No: 459
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 889.53
Deduction for NetPlot Area	
Surrender Free of Cost	14.63
Total	14.63
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 874.90
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	14.63
Common Plot	105.15
Total	119.78
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 769.74
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 874.90
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 889.53
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	524.94
Proposed Coverage Area (16.23 %)	142.03
Total Prop. Coverage Area (16.23 %)	142.03
Balance coverage area (43.77 %)	382.91
FAR CHECK	
Perm. FAR Area (1.800)	1601.15
Total Perm. FAR area	1601.15
Residential FAR	142.03
Commercial FAR	284.06
Proposed FAR Area	426.10
Total Proposed FAR Area	426.10
Consumed FAR (Factor)	0.48
Balance FAR Area	1175.05
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	426.09
ARCHITECT (Regd)	DEELIP KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SAFIYA KHATOON
DEVELOPMENT AUTHORITY LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

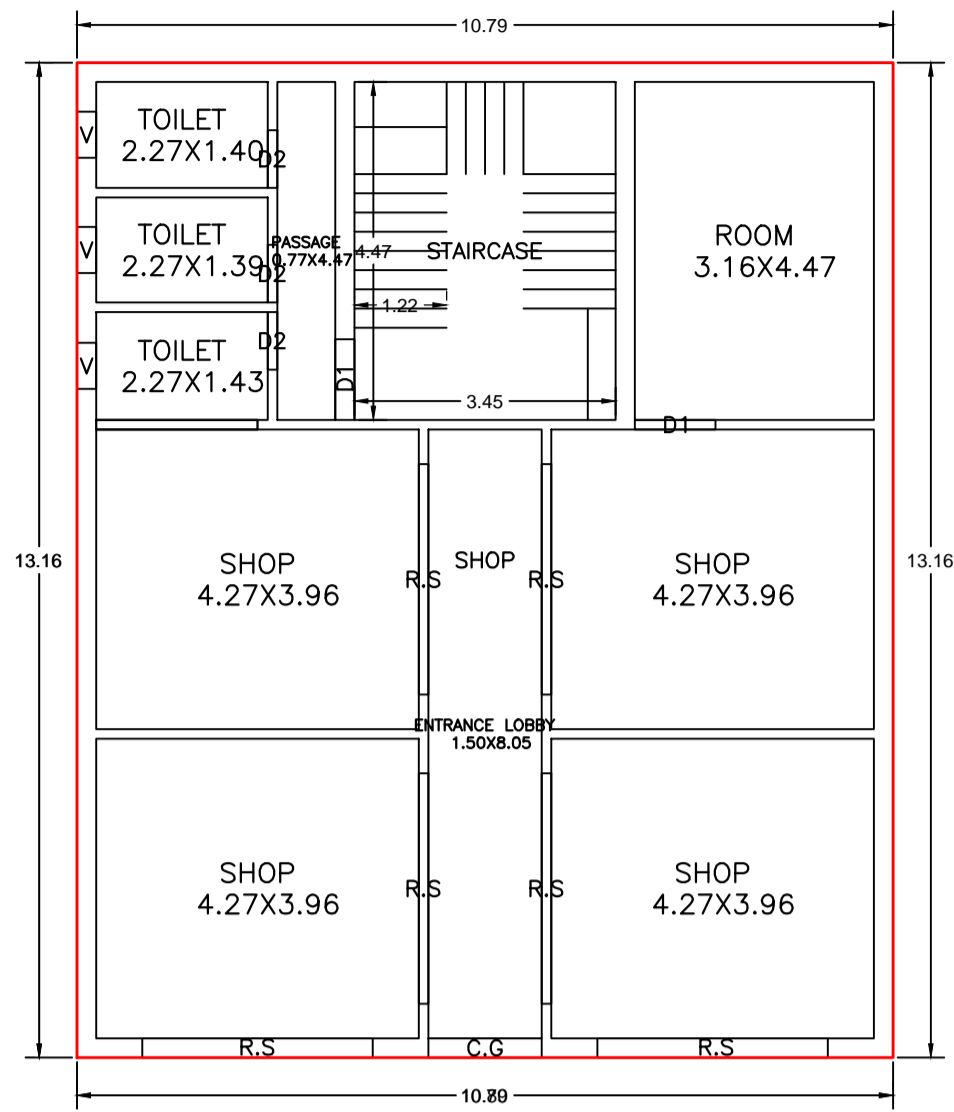
Floor Name	Building Name A (BUSINESS)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	142.03	142.03	142.03	142.03
First Floor	142.03	142.03	142.03	142.03
Second Floor	142.03	142.03	142.03	142.03
Terrace Floor	0.00	0.00	0.00	0.00
Total :	426.09	426.09	426.09	426.09

Building USE/SUBUSE Details

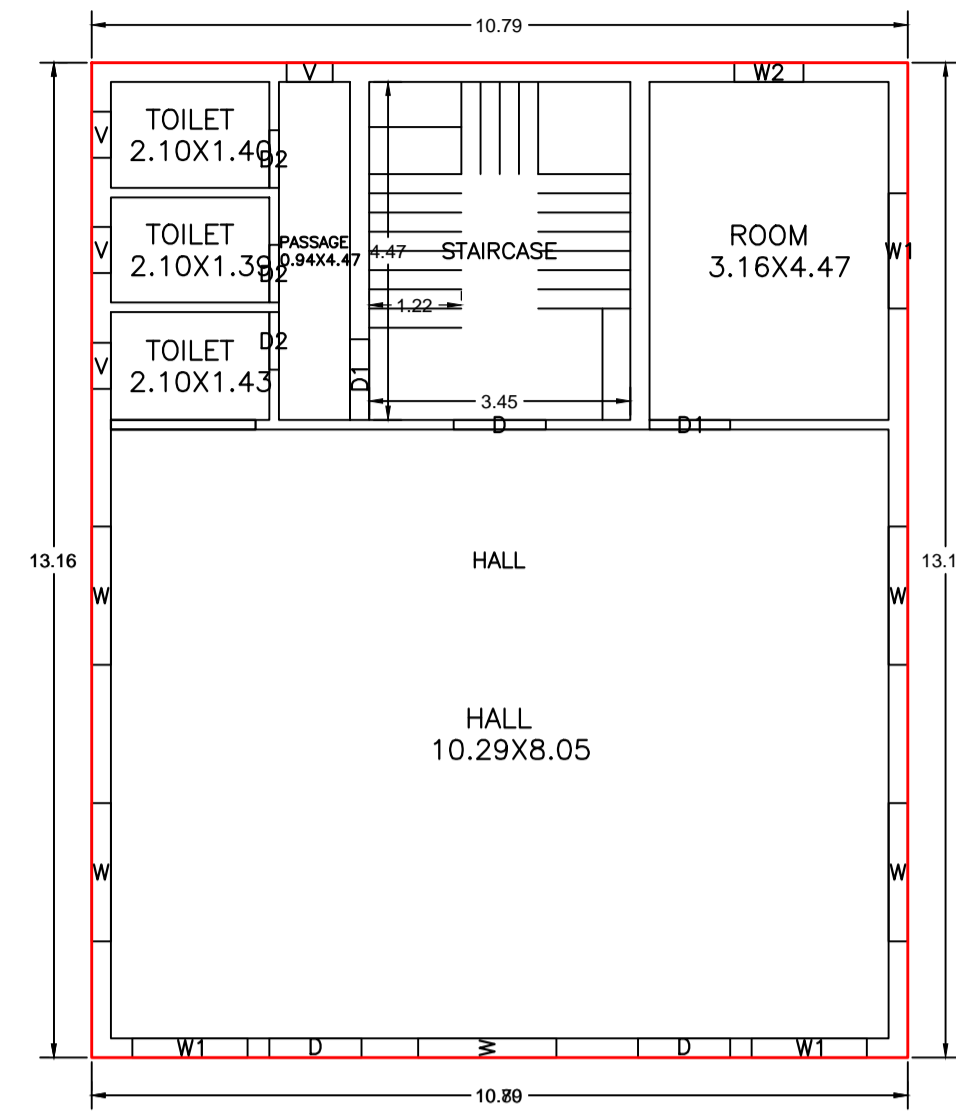
Building Name	Building Use	Building SubUse	Building Structure
A (BUSINESS)	Residential	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEELIP KUMAR SINPC/DFTMN/0003/2023			

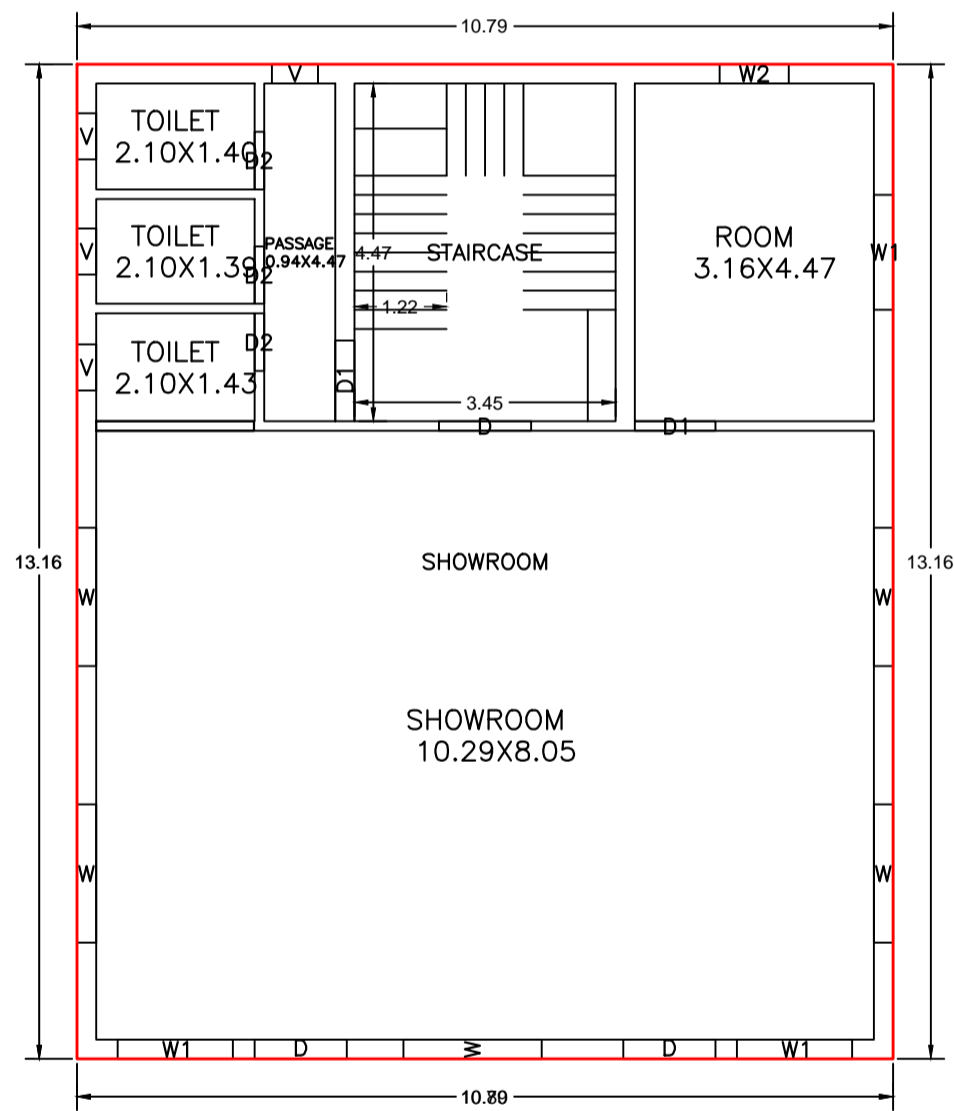
Proposal Basic Information	
Proposal File No.	SINPC/BI/0471/W11/2023
Owner Name	SAFIYA KHATOON
Khata No	168
Plot No	459
Village Name	Simdega
Use	Residential
SubUse	ResiComm Bldg



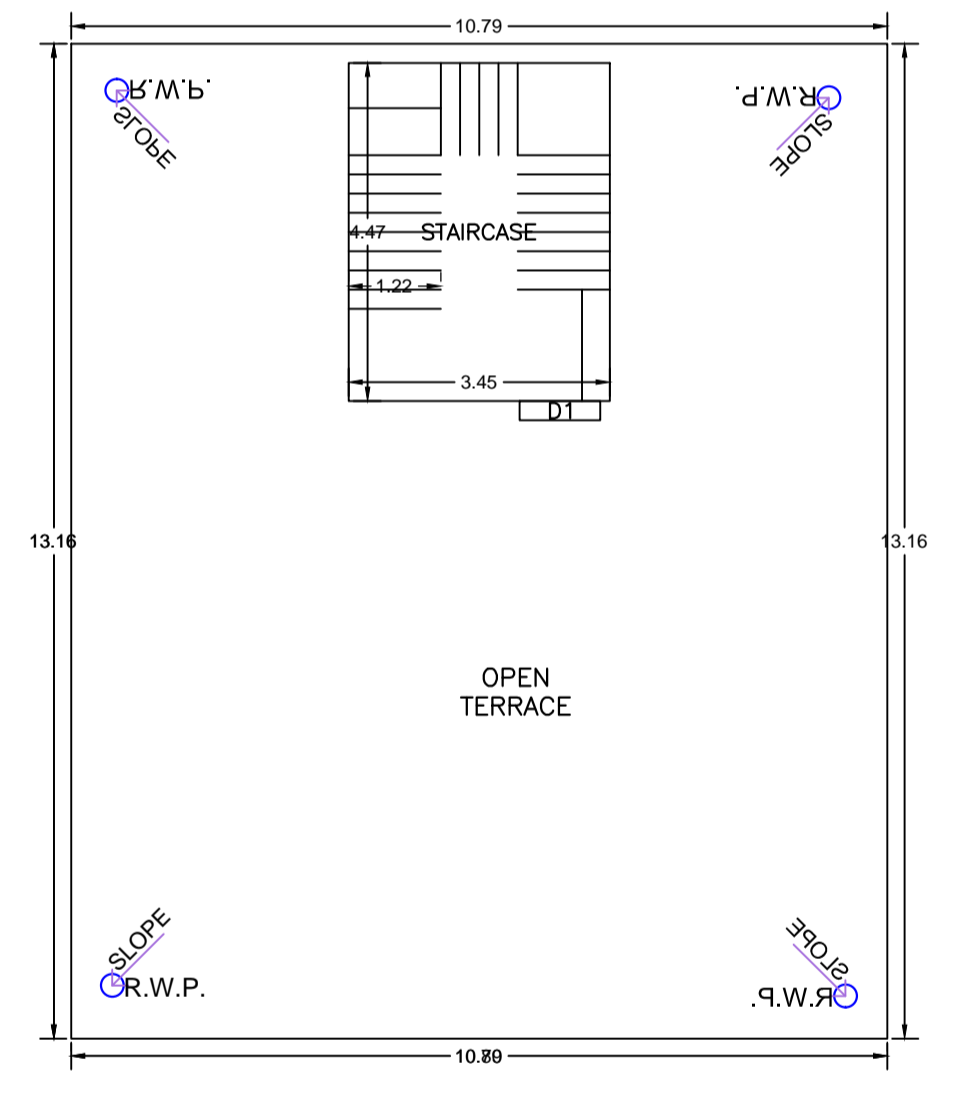
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



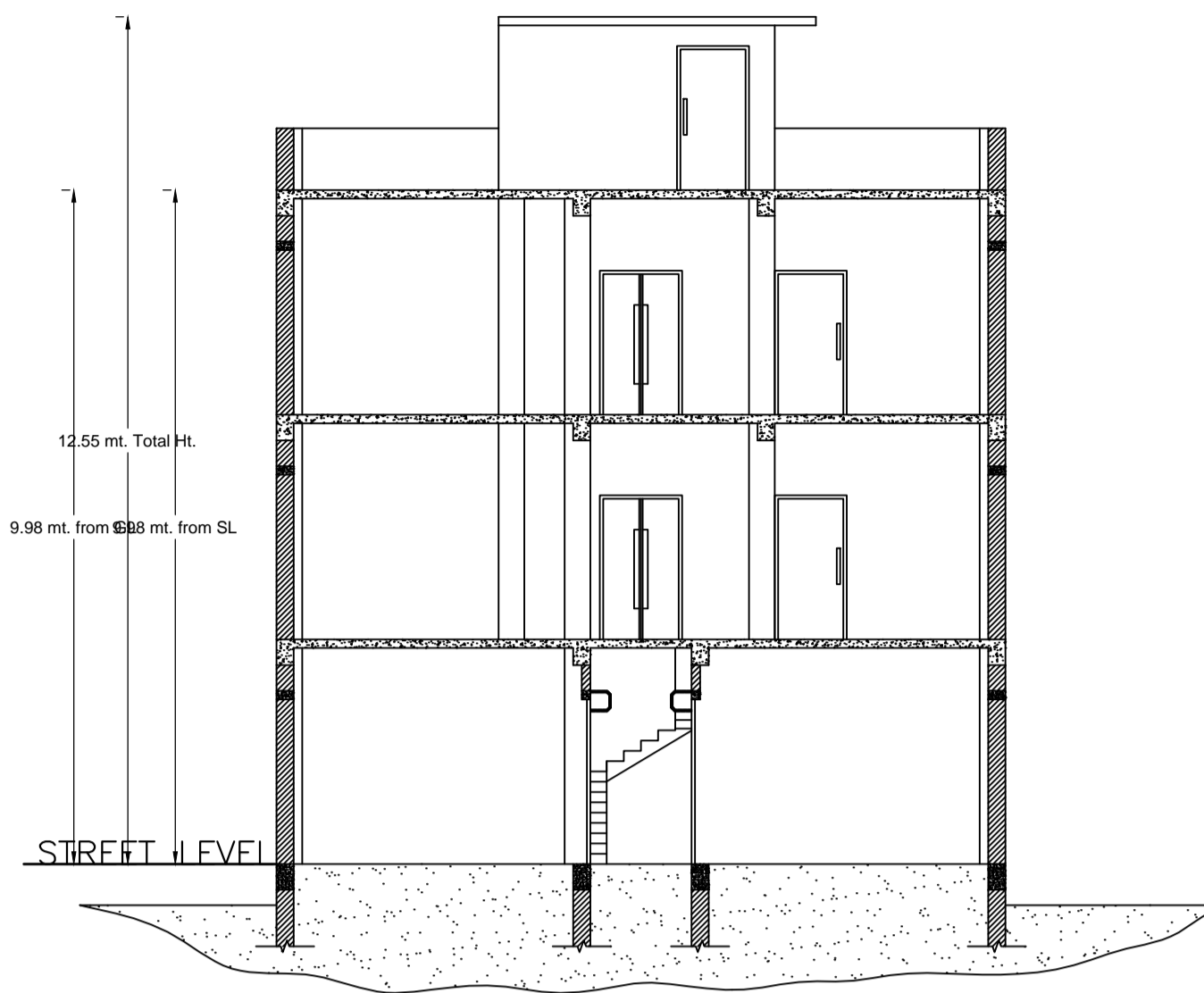
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



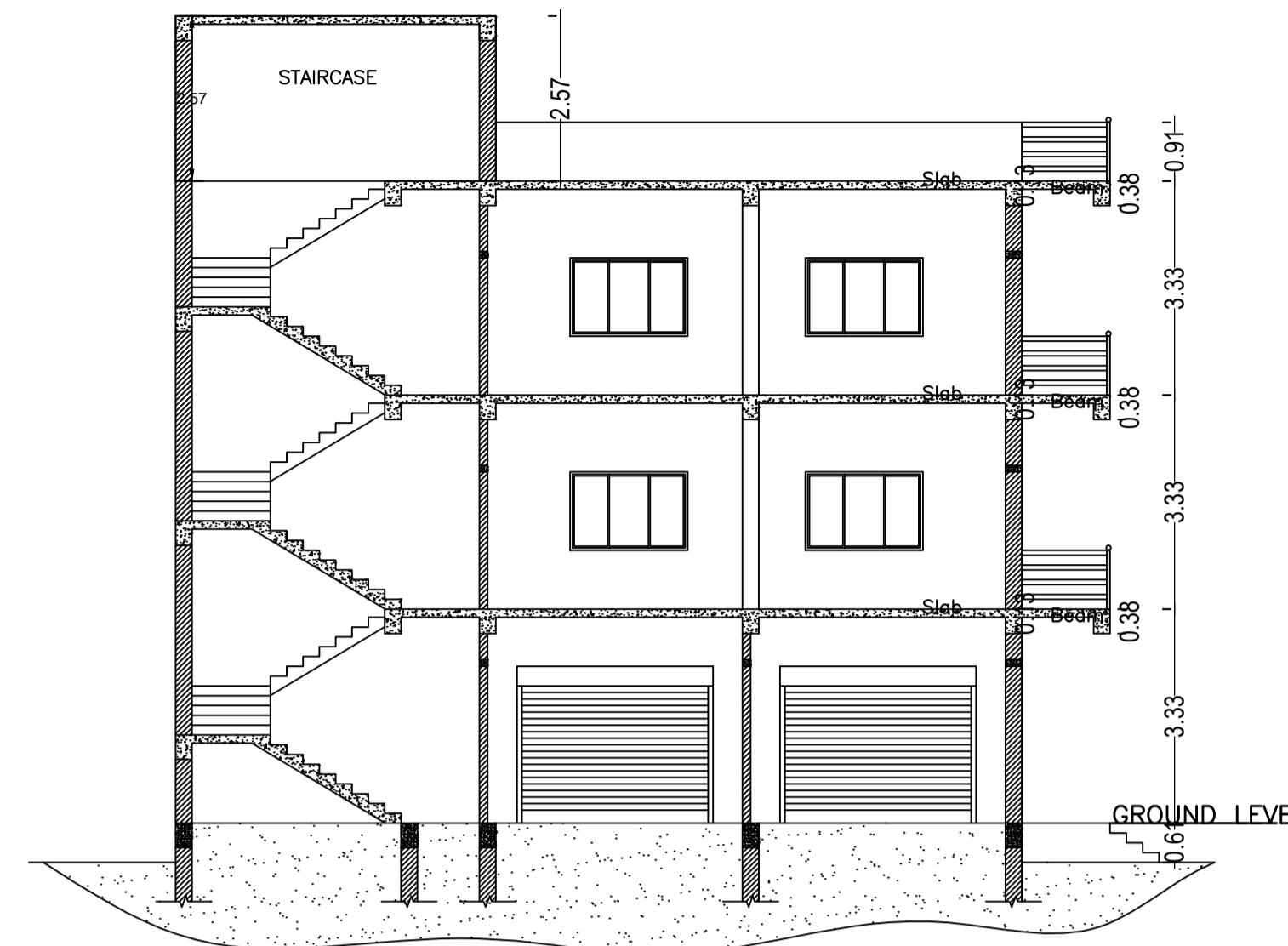
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



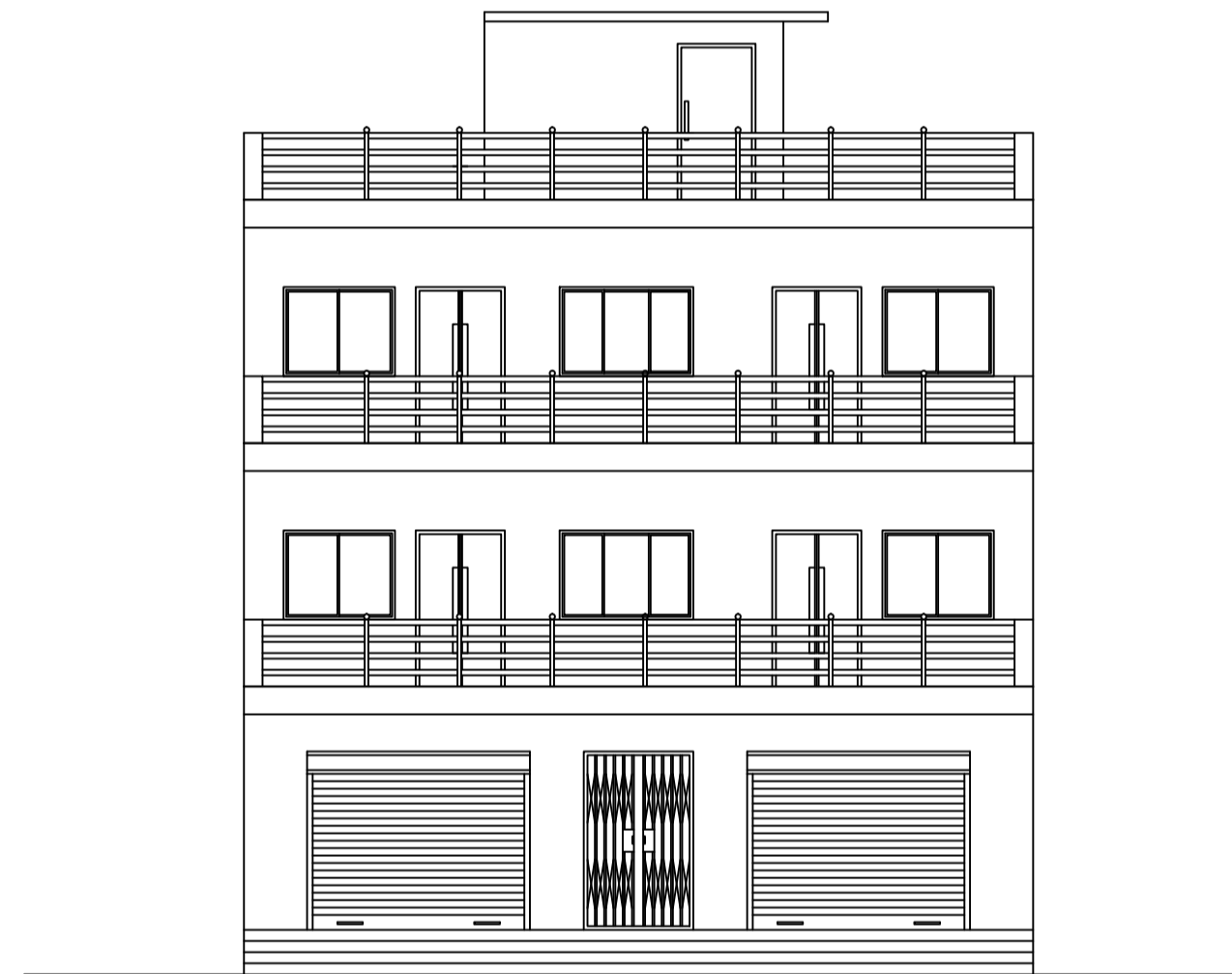
TERRACE FLOOR PLAN
(Proposed)
(SCALE 1:100)



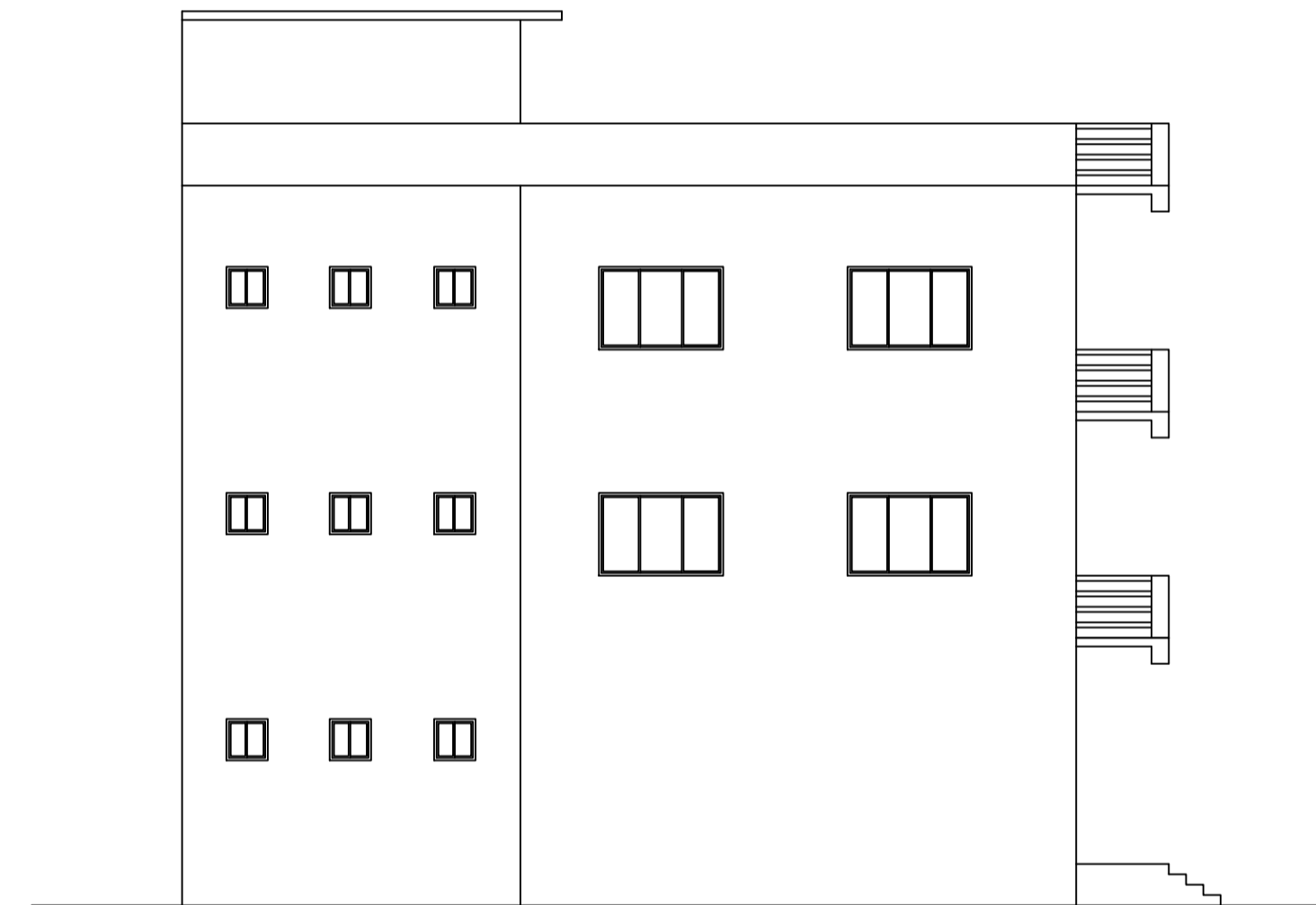
SECTION AT X-X
SCALE 1:100



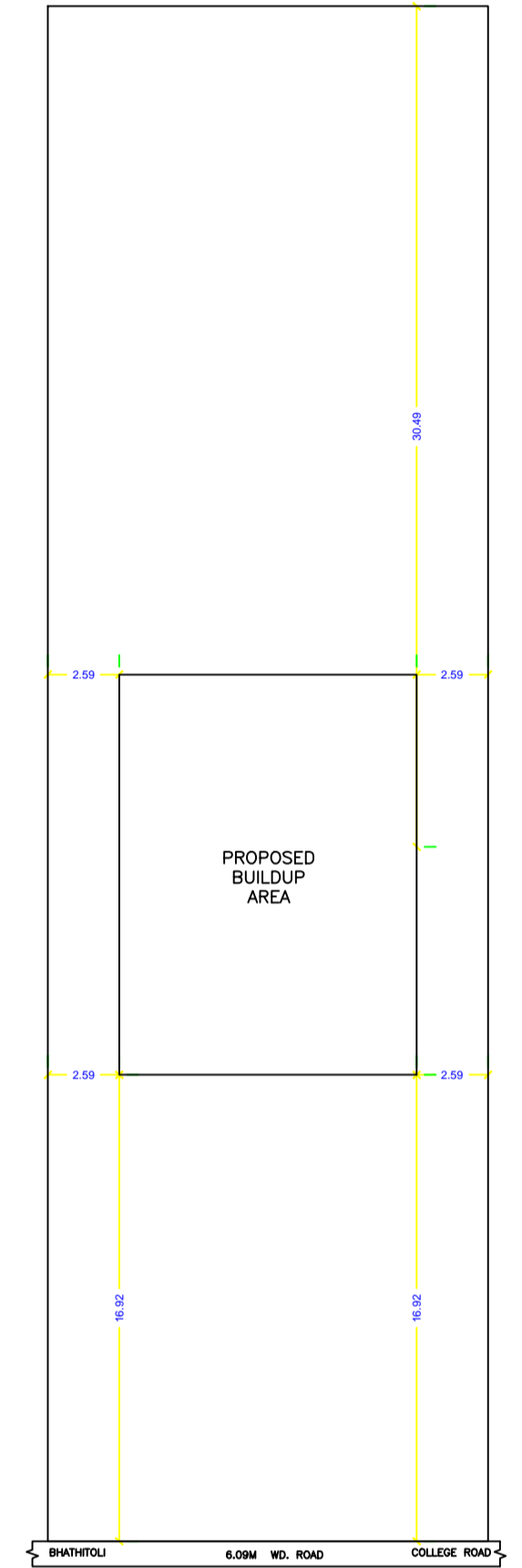
SECTION AT Y-Y
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



LEFT SIDE ELEVATION
SCALE 1:100



KEY PLAN
SCALE 1:100

Building :A (BUSINESS)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Resi.	Commercial			
Ground Floor	142.03	0.00	142.03	142.03	142.03	01
First Floor	142.03	0.00	142.03	142.03	142.03	01
Second Floor	142.03	142.03	0.00	142.03	142.03	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	426.09	142.03	284.06	426.09	426.09	03
Total Number of Same Buildings	1					
Total:	426.09	142.03	284.06	426.09	426.09	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUSINESS)	D2	0.76	2.10	09
A (BUSINESS)	D1	1.07	2.10	06
A (BUSINESS)	D	1.22	2.10	06
A (BUSINESS)	C.G	1.50	2.10	01
A (BUSINESS)	R.S	3.05	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

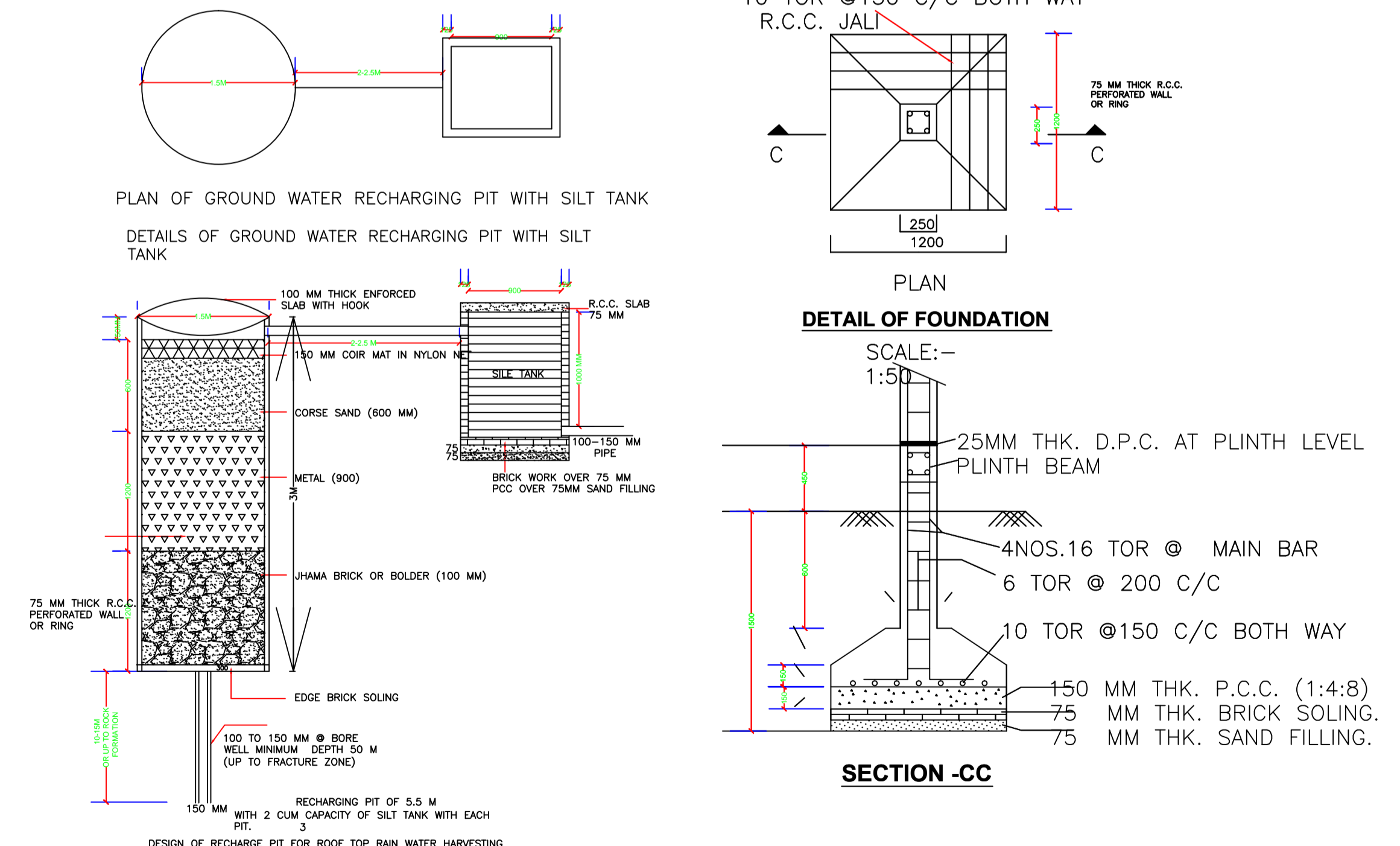
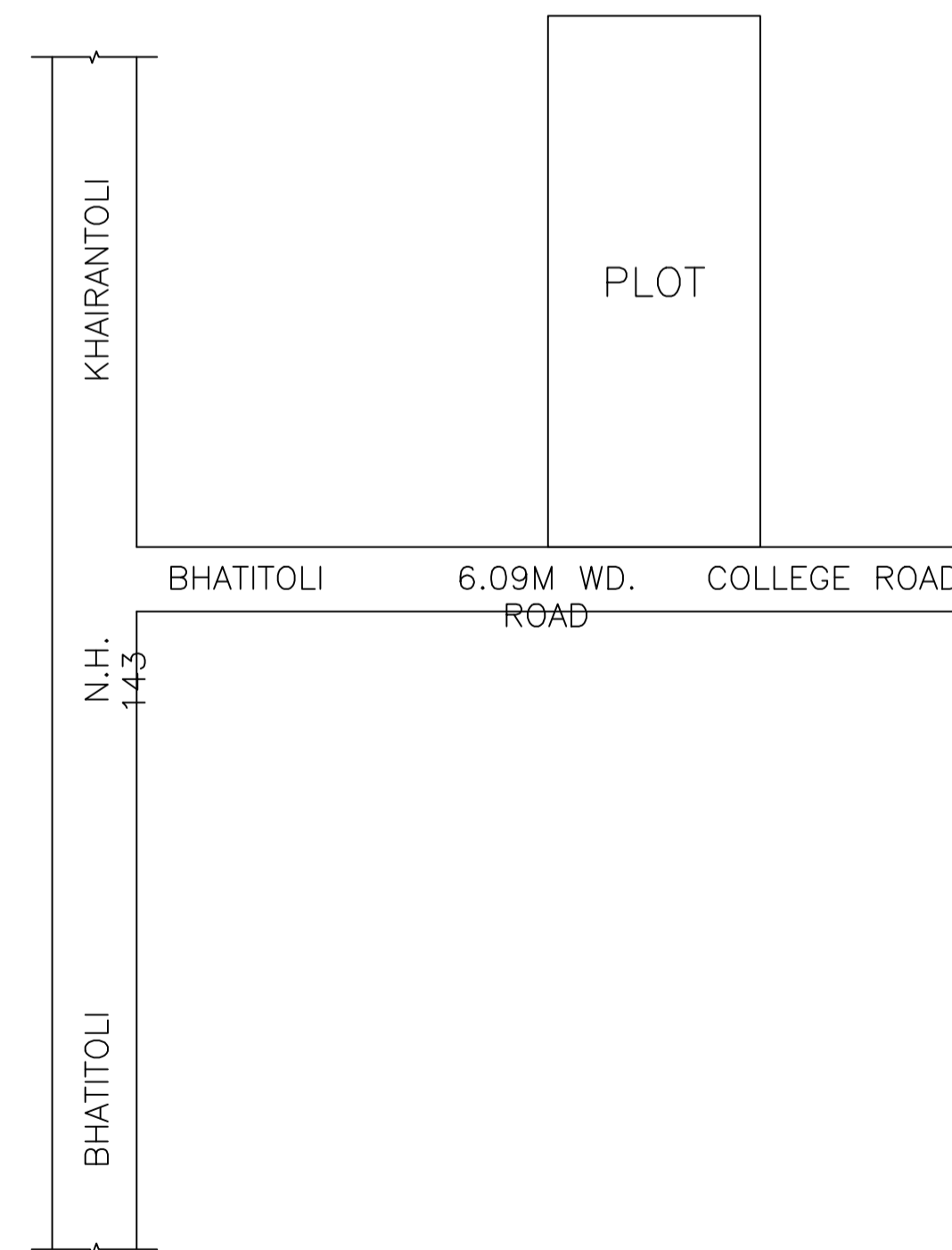
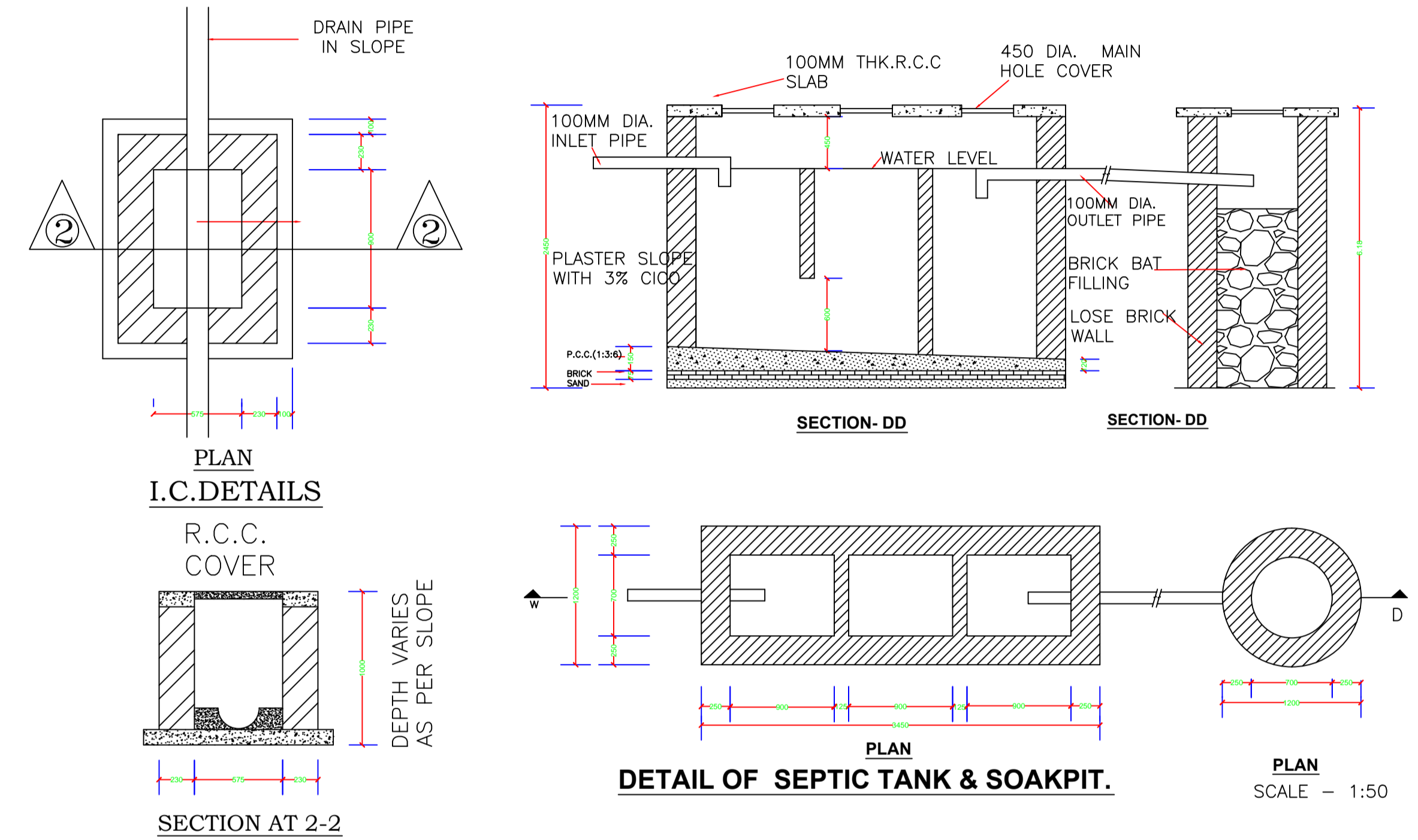
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUSINESS)	V	0.61	1.20	11
A (BUSINESS)	W2	0.91	1.20	02
A (BUSINESS)	W1	1.52	1.20	06
A (BUSINESS)	W	1.83	1.20	10

UnitBUA Table for Building :A (BUSINESS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	111.91	111.63	10	1
FIRST FLOOR PLAN	SHOWROOM	SHOP	111.91	111.64	6	1
SECOND FLOOR PLAN	HALL	FLAT	111.91	111.66	6	1
Total:	-	-	335.73	334.93	22	3

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEELIP KUMAR SINPC/DFTMN/0003/2023			

Proposal Basic Information	
Proposal File No.	SINPC/BI/0471/W11/2023
Owner Name	SAFIYA KHATOON
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